

The following powerpoint was used during the presentation at the July 17, 2014, public workshop on the Preliminary Draft Martis Valley West Parcel Specific Plan and Preliminary Draft Area Plan. Please note that the slides provide an outline of information that was provided orally and that the accompanying photographs were used to illustrate specific points made during the presentation, and may not reflect the actual buildings built under the Specific Plan/Area Plan if and when approved. The full Preliminary Draft MVWPSP, including the Area Plan, is available at the following link:

<http://www.placer.ca.gov/departments/communitydevelopment/planning/martisvalleywestparcelproject>

A scenic view of a forested valley with mountains in the distance under a clear blue sky. The foreground is filled with dense evergreen trees, some with brown needles. The middle ground shows a valley floor with more trees and some buildings. The background features a range of mountains under a clear blue sky with a few wispy clouds.

MARTIS VALLEY WEST PARCEL SPECIFIC PLAN + AREA PLAN PUBLIC WORKSHOP

July 17, 2014 | Kings Beach, CA

Martis Valley West Parcel Specific Plan Project

Specific Plan (and associated Area Plan) and Environmental Processes

EIR/EIS Process (Placer County and TRPA)

TRPA

Placer County

Placer County and TRPA

* Opportunity for Public Review/Input

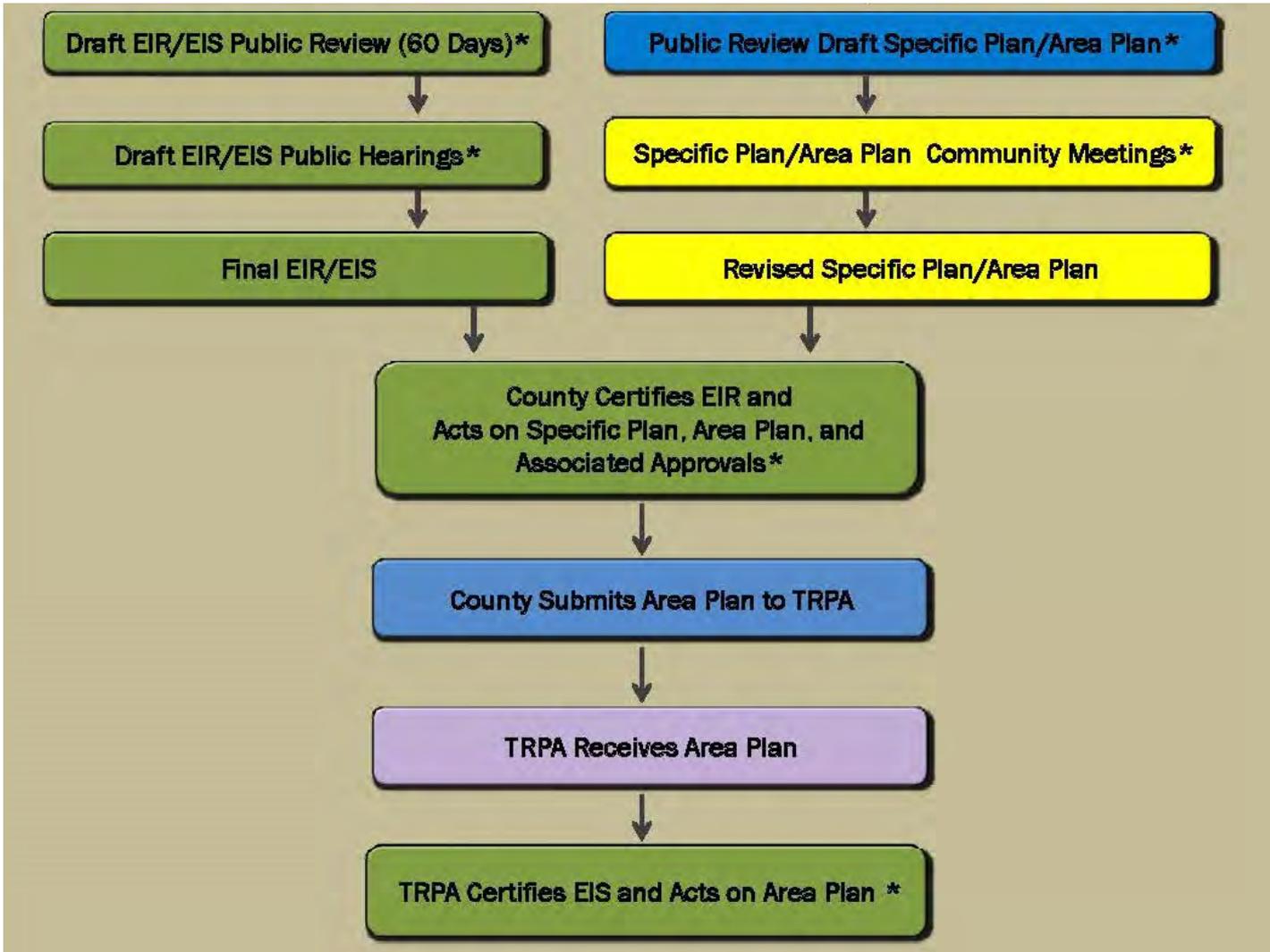
Initial Project Application Submitted

County Notifies TRPA of Intent to Submit Area Plan

EIR/EIS Notice of Preparation/Scoping (30 Days)*

Applicant Submits Draft Specific Plan/Area Plan

Specific Plan/Area Plan Public Meetings*
(planned as Kings Beach public meeting and TRPA Regional Plan Implementation Committee meeting item)



This tentative schedule has been developed by Placer County and the TRPA for the proposed Martis Valley West Parcel Specific Plan and Area Plan. The schedule will be refined as needed by Placer County and TRPA.

Martis Valley West Parcel Specific Plan and Area Plan Proposed Public Workshops, Hearings, and Comment Periods	Tentative Timeframe
Advisory Planning Commission – Notice of Preparation	April 9 th (completed)
Scoping Meetings	April 16 th (completed)
Regional Plan Implementation Committee and Governing Board – Notice of Preparation	April 24 th (completed)
Public Scoping on NOP for EIR/EIS	April 28 th (completed)
Release Public Draft of Specific Plan and Area Plan	May/June 2014
Public Workshops on Draft Specific Plan and Area Plan	June/July 2014
Draft EIR/EIS Released	November 2014
Draft EIR/EIS Public Review Period	60 days (November through January)
Draft EIR/EIS Public Hearings	During Draft EIR/EIS Public Review
Regional Plan Implementation Committee - Informational Meeting(s)	During Draft EIR/EIS Public Review Period
Final EIR/EIS Released	April/May 2015
Final EIR/EIS Public Review period	Min. 10 days (May 2015)
North Tahoe Regional Advisory Council – Recommendation to the Placer County Planning Commission	Summer/Fall 2015
Placer County Planning Commission – Recommendation to the Board of Supervisors	Summer/Fall 2015
Placer County Board of Supervisors – Formal Action	Summer/Fall 2015
Regional Plan Implementation Committee – Recommendation to the Governing Board	Summer/Fall 2015
Advisory Planning Commission – Recommendation to the Governing Board	Summer/Fall 2015
Governing Board – Formal Action	Fall 2015

The following actions will be required by Placer County and TRPA in order to implement the Martis Valley West Parcel Specific Plan and Area Plan:

Placer County

The following actions by Placer County will be required for the entire Specific Plan/Area Plan (both East and West Parcels):

- Certify the Martis Valley West Parcel Specific Plan/Area Plan EIR.
- Amend the Martis Valley Community Plan (MVCP) land use plan.
- Amend the North Tahoe Area General Plan.
- Rezone the East Parcel Timber Production Zone (TPZ) and the West Parcel to Martis Valley West Parcel Specific Plan.
- Adopt the Martis Valley West Parcel Specific Plan/Area Plan.
- Approve a Development Agreement.

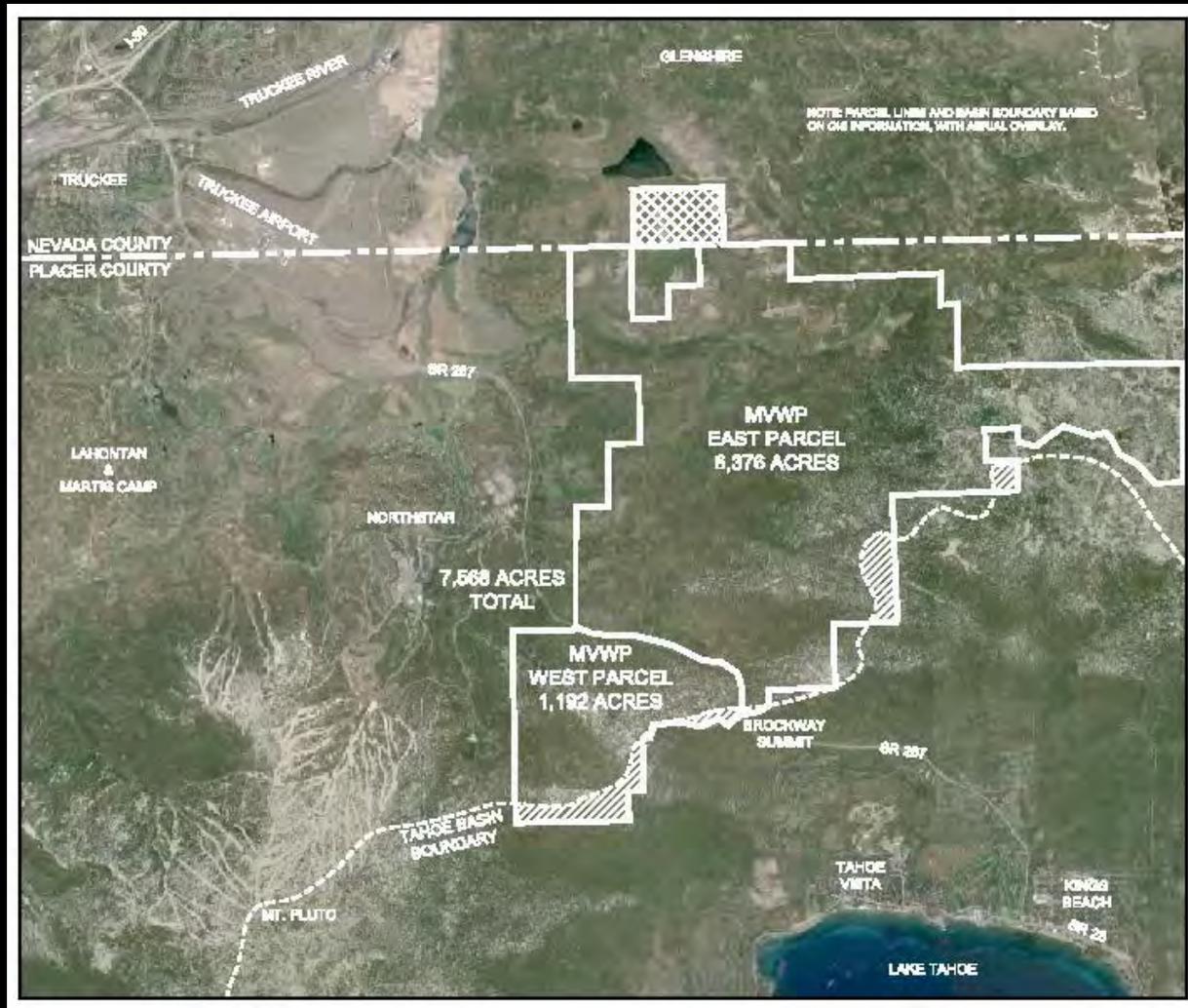
Tahoe Regional Planning Agency

The following actions by TRPA will be required for the Area Plan (portion within the Tahoe Basin):

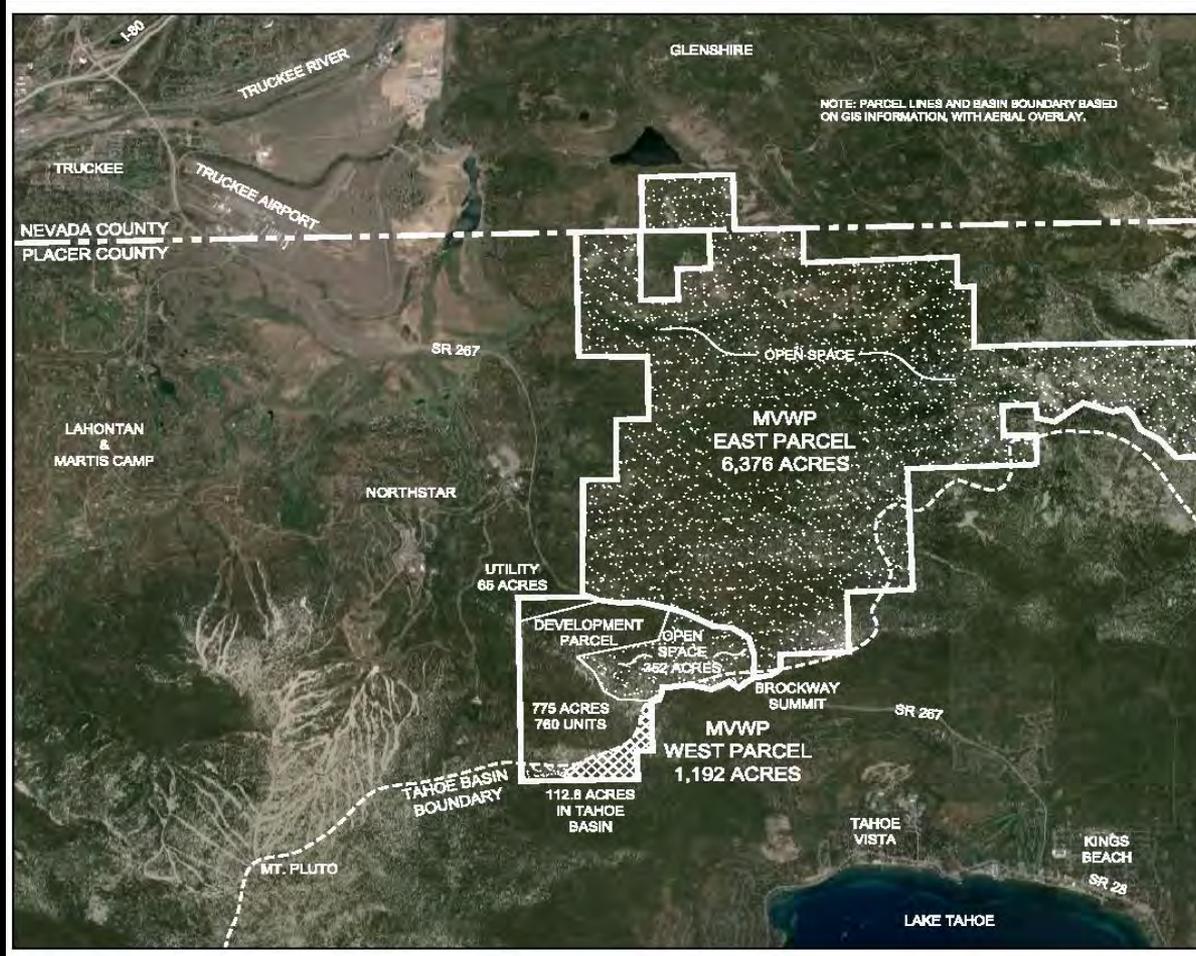
- Certify the Martis Valley West Parcel Area Plan EIS.
- Make all required findings.
- Approve an amendment to Map 1 of the Regional Plan to delineate the 112.8 in-Basin acres of the West Parcel.
- Approve an amendment to the Basin boundary as currently delineated on TRPA's Regional Maps.
- Approve an amendment to the definition Resort Recreation in the Regional Plan and Code of Ordinances to allow for a third Resort Recreation District in the Tahoe Basin.
- Approve the Area Plan.

Martis Valley West Parcel Specific Plan

Plan Area



Project Overview



Project Acreage

East Parcel	
Placer County	6,160 acres
Nevada County	216 acres
Total East Parcel	<u>6,376</u> acres
Zoned for Development	670 acres

West Parcel	
Development Land	775 acres
Forest Land	352 acres
Utility Corridor	65 acres
Total West Parcel	<u>1,192</u> acres

Total	
East Parcel	6,376 acres
West Parcel	1,192 acres
Total Project Land	<u><u>7,568</u></u> acres

Project Acreage – Tahoe Basin

Tahoe Basin		
East Parcel Basin Land	130.0 acres	PAS: Martis Peak
West Parcel Basin Land Non-Resort Recreation	27.0 acres	PAS: Martis Peak
West Parcel Basin Land Resort Recreation	112.8 acres	PAS: Martis Peak, North Star, Watson Creek
Total Tahoe Basin	269.8 acres	

West Parcel Basin Land Proposed Resort Recreation Parcel	
Development Land	85.3 acres
Non-development / Open Space	27.5 acres
Resort Recreation Parcel	112.8 acres

Planning Context

Specific Plan

- Placer County General Plan
- Martis Valley Community Plan
- North Tahoe Area General Plan

Area Plan

- Regional Plan
- Plan Area Statements
 - Watson Creek
 - Martis Peak
 - North Star

Specific Plan Overview

- Authorized by State Law & County Ordinance
- Establishes planning framework for development of West Parcel
 - Distribution, location, extent of land uses
 - Backbone infrastructure, including roads and utilities
 - Standards and guidelines by which development will proceed
 - Implementation program, including financing mechanisms
 - Area Plan focused on Basin lands
- Commits to conservation of East Parcel

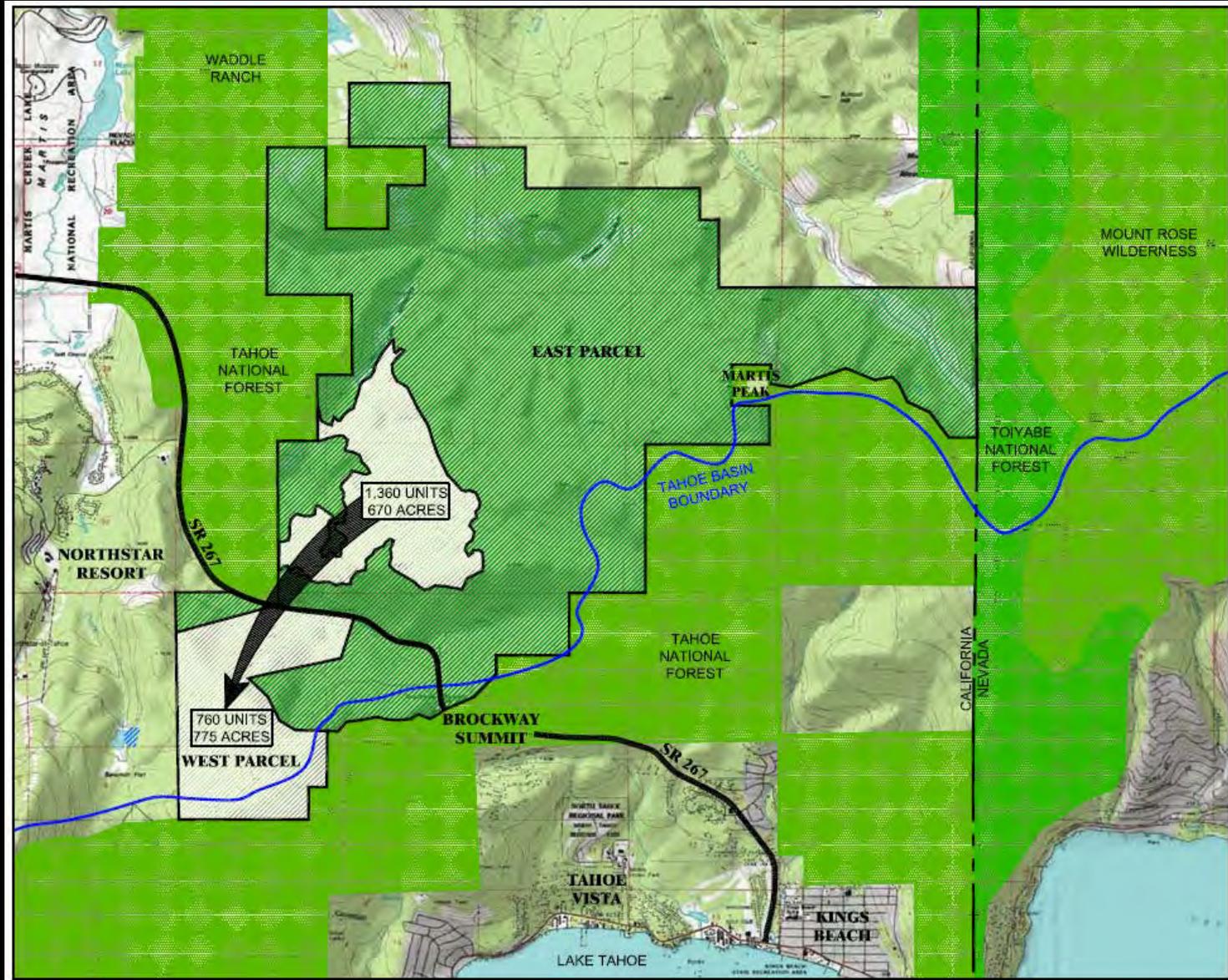
Specific Plan Chapters

1. Introduction
2. Vision
3. Land Use
4. Circulation
5. Public Utilities and Services
6. Open Space, Trails & Recreation
7. Environmental Resources & Management
8. Implementation

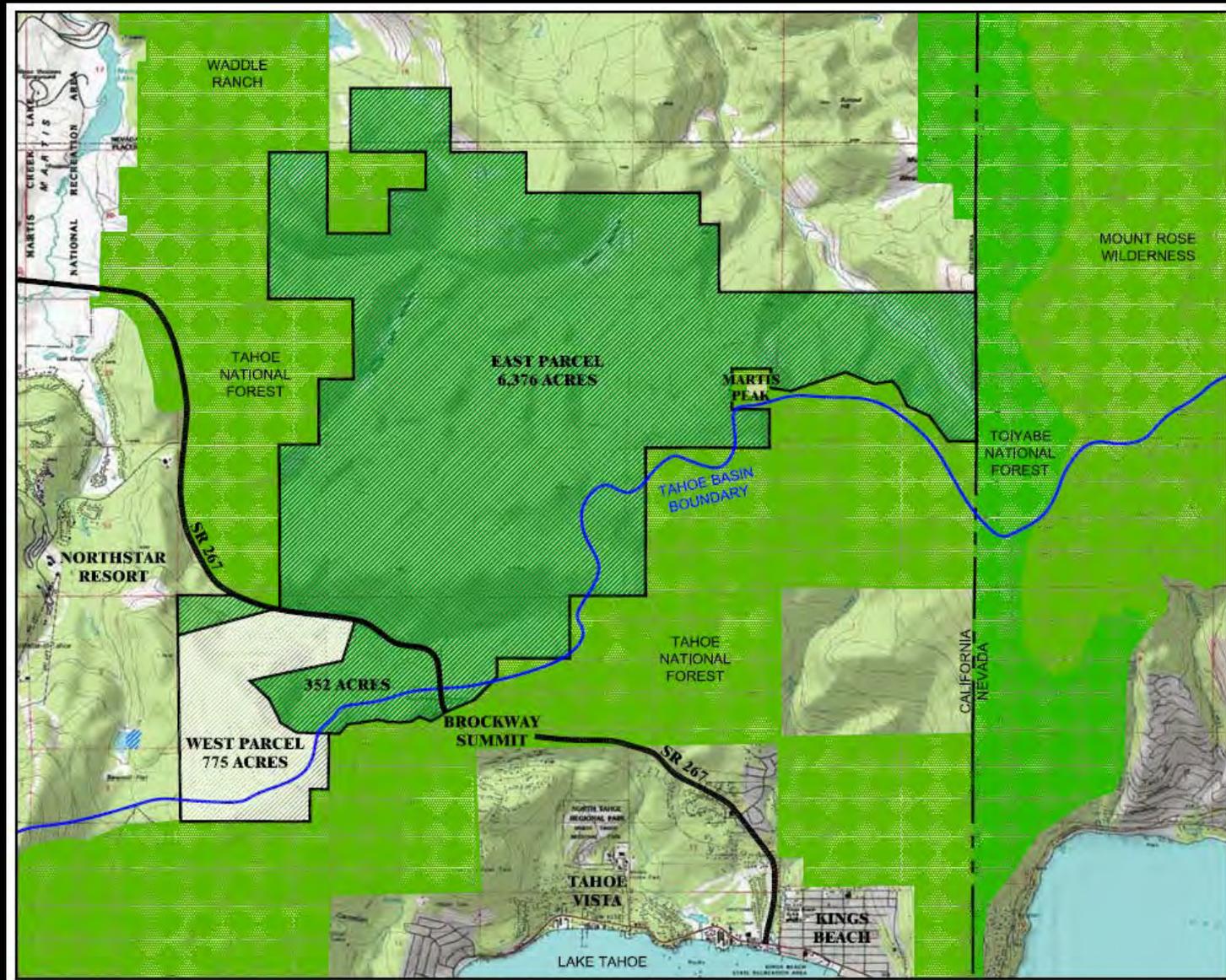
Specific Plan Appendices

- A. Definitions
- B. Development Standards & Design Guidelines
- C. Area Plan
- D. Sustainability Index
- E. Best Management Practices

2. Vision: Zoning Shift



Vision: 50,000 Acres Open Space



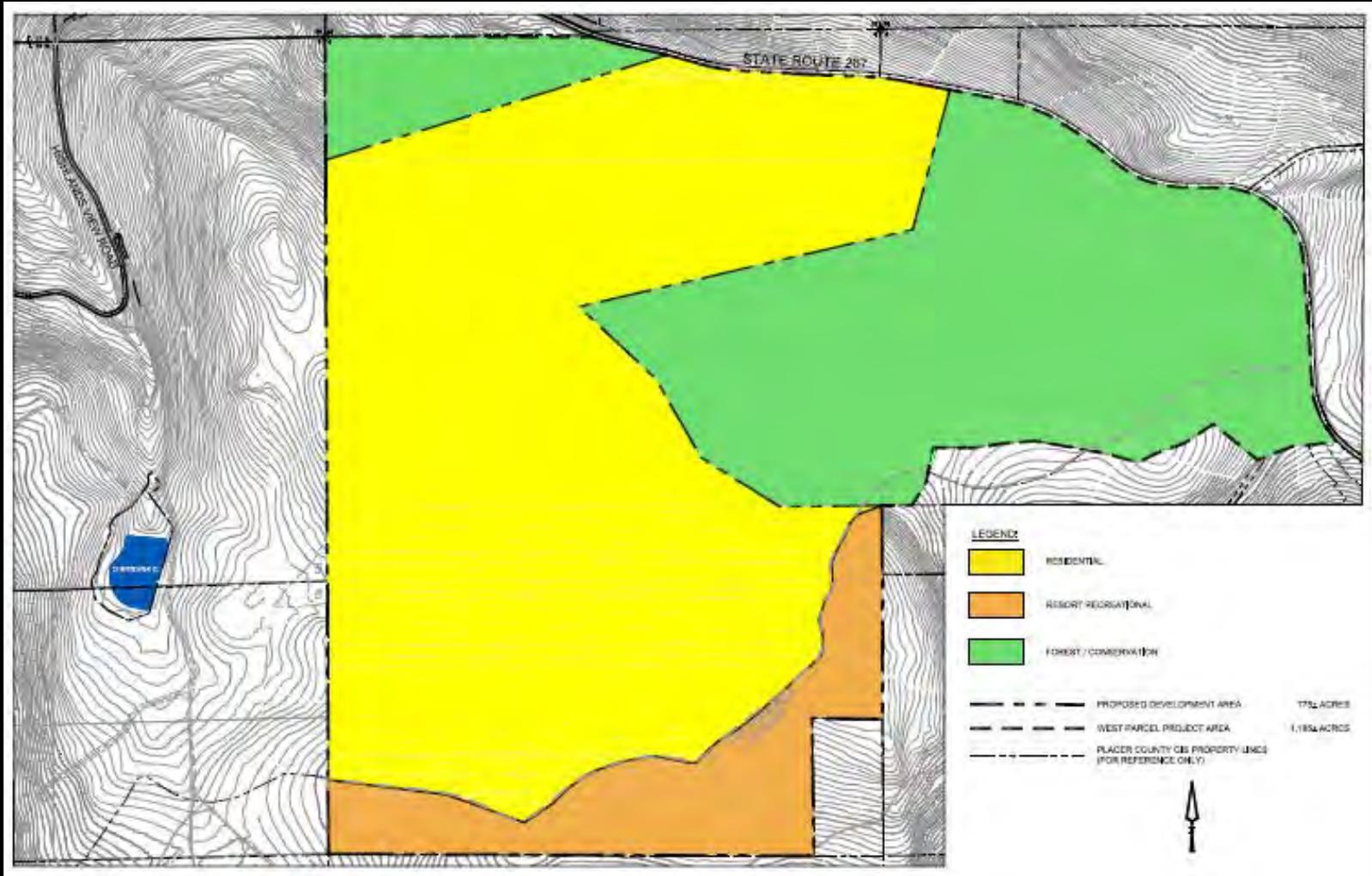
Vision

- Guiding Goals & Objectives, including
 - Provide new residential development consistent with the vision, goals & policies of the MVCP
 - Implement zoning shift
 - Minimize isolated development
 - Minimize visual impacts
 - Enhance & maintain extensive trail system
 - Reduce reliance on automobile travel
 - Incorporate sustainable design

3. Land Use

- Key Land Use Goals & Policies
 - Consistency with vision, goals & policies of MVCP & TRPA Regional Plan
 - Preserve natural resources and features through dedicated open space
 - Maintain the quality of scenic vistas
 - Maintain & enhance natural and recreational resources
 - Maintain & extend trail system

Land Use Plan

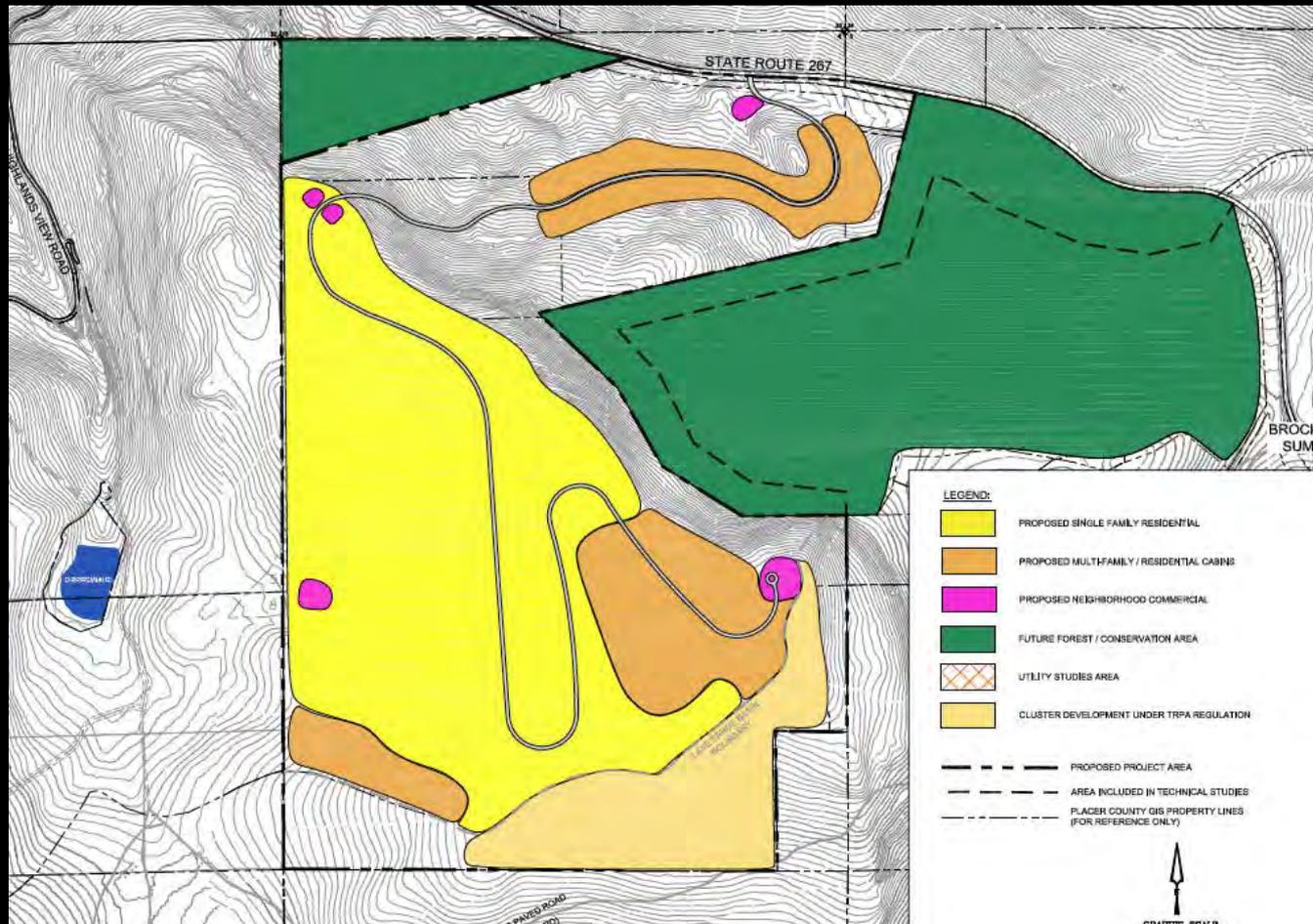


Land Use Statistics

Land Use Designation	Acreage		
	East Parcel	West Parcel	Total
Forest / Conservation	6,376	417	6,793
Residential	0	663	663
Resort Recreation	0	112	112
	6,376	1,192	7,568

- Residential
 - Up to 760 units
 - 6.6 acres neighborhood serving commercial amenities
 - Up to 34,500 sf commercial amenities
 - Recreational amenities
- Forest
 - Open space-related uses
 - Zoned TPZ
- Resort Recreation
 - Basin Land
 - Up to 112 units
 - Neighborhood serving amenities

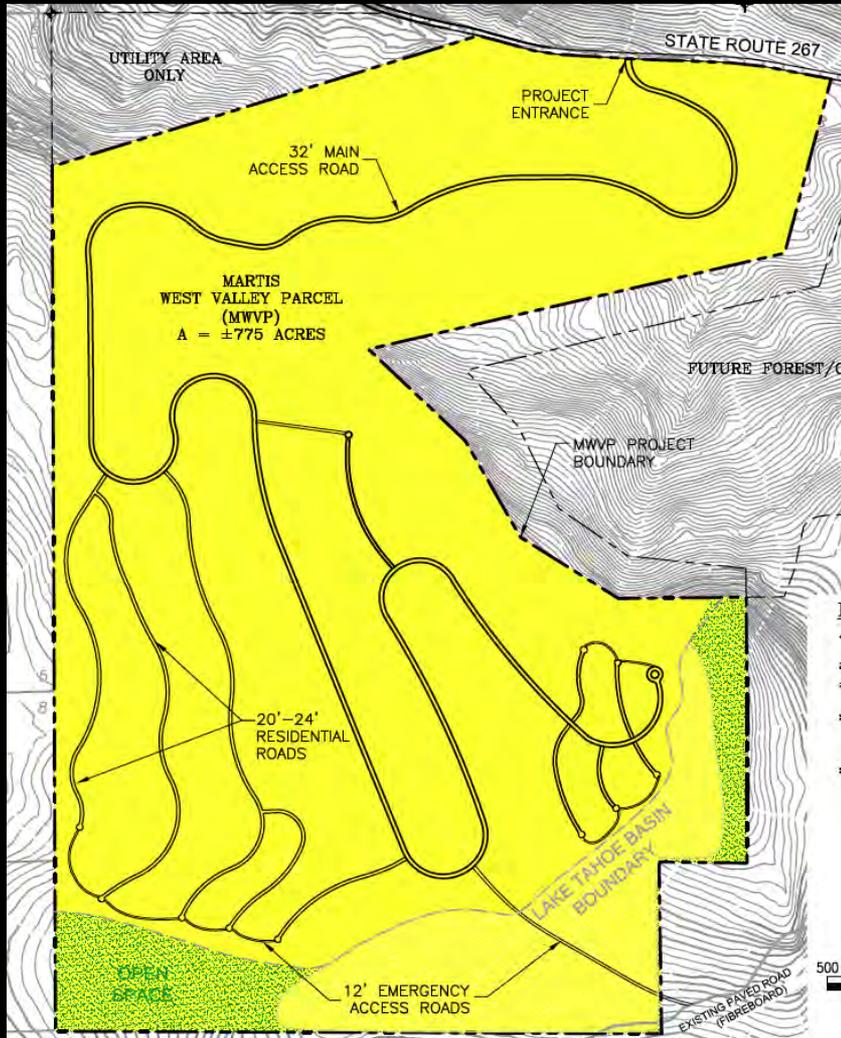
Conceptual Plan



4. Circulation

- Goals
 - Provide safe & efficient access to & circulation through plan area
 - Maintain & enhance access to regional trail network
 - Provide opportunities to reduce single-occupancy vehicle use

Circulation Plan



- Roads
 - Primary Access: SR 267
 - Secondary Streets
 - Common Driveways
- Transit
- Access to Basin
- EVA
 - Fibreboard Freeway
 - Emergency use only
- Trails
- Onsite retail & recreation

5. Public Services & Utilities

- Utilities
 - Water
 - Wastewater
 - Drainage
 - Electrical, gas & fiber
 - Solid Waste
- Services
 - Fire & life safety
 - Law enforcement
 - Schools
 - Other County services

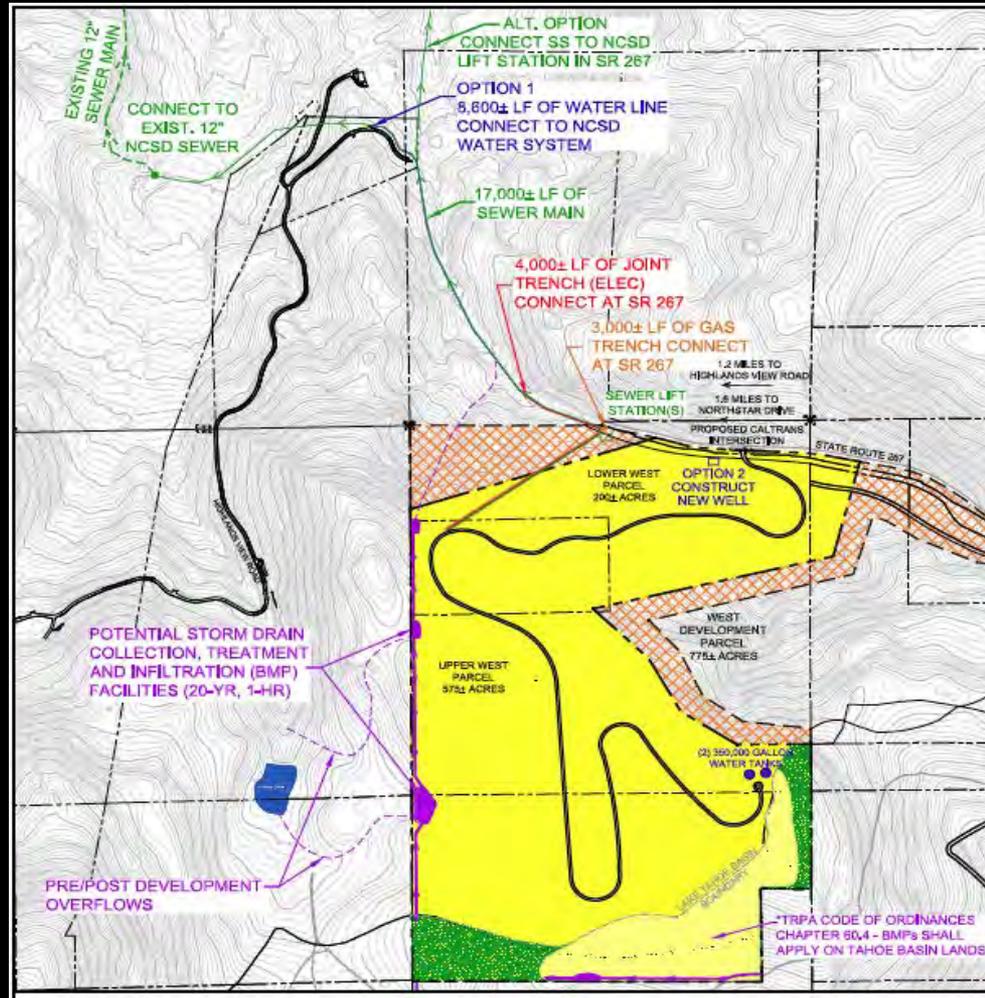
Water & Wastewater

- Water
 - Supply Options
 - Onsite wells
 - Connect to existing NCSD system
 - Storage
- Wastewater Options
 - Connect to TSD
 - Connect to NCSD
- Onsite water & sewer lines in road ROW

Drainage

- Post-development peak flows equal to or less than pre-project flows
 - Onsite infiltration basins
- Onsite collection follows road ROW
- No new discharge to Basin
- Low Impact Development/Best Management Practices to protect water quality

Offsite Improvements



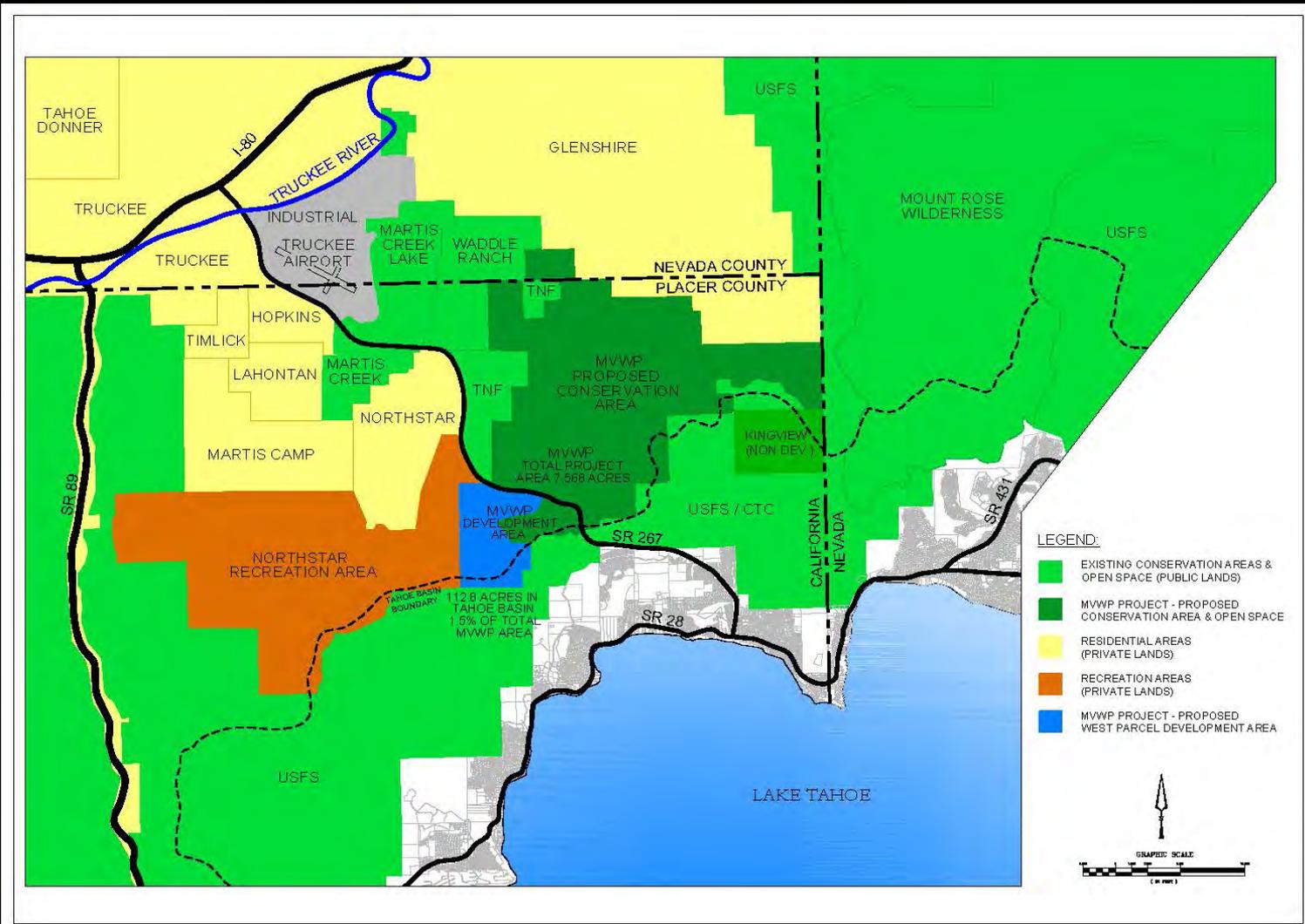
6. Open Space, Trails & Recreation

- Goals
 - Preserve open space areas with mosaic of natural and biological resources
 - Emphasize an all-season pedestrian environment
 - Create a community & destination that emphasizes natural environment & recreational opportunities in immediate area

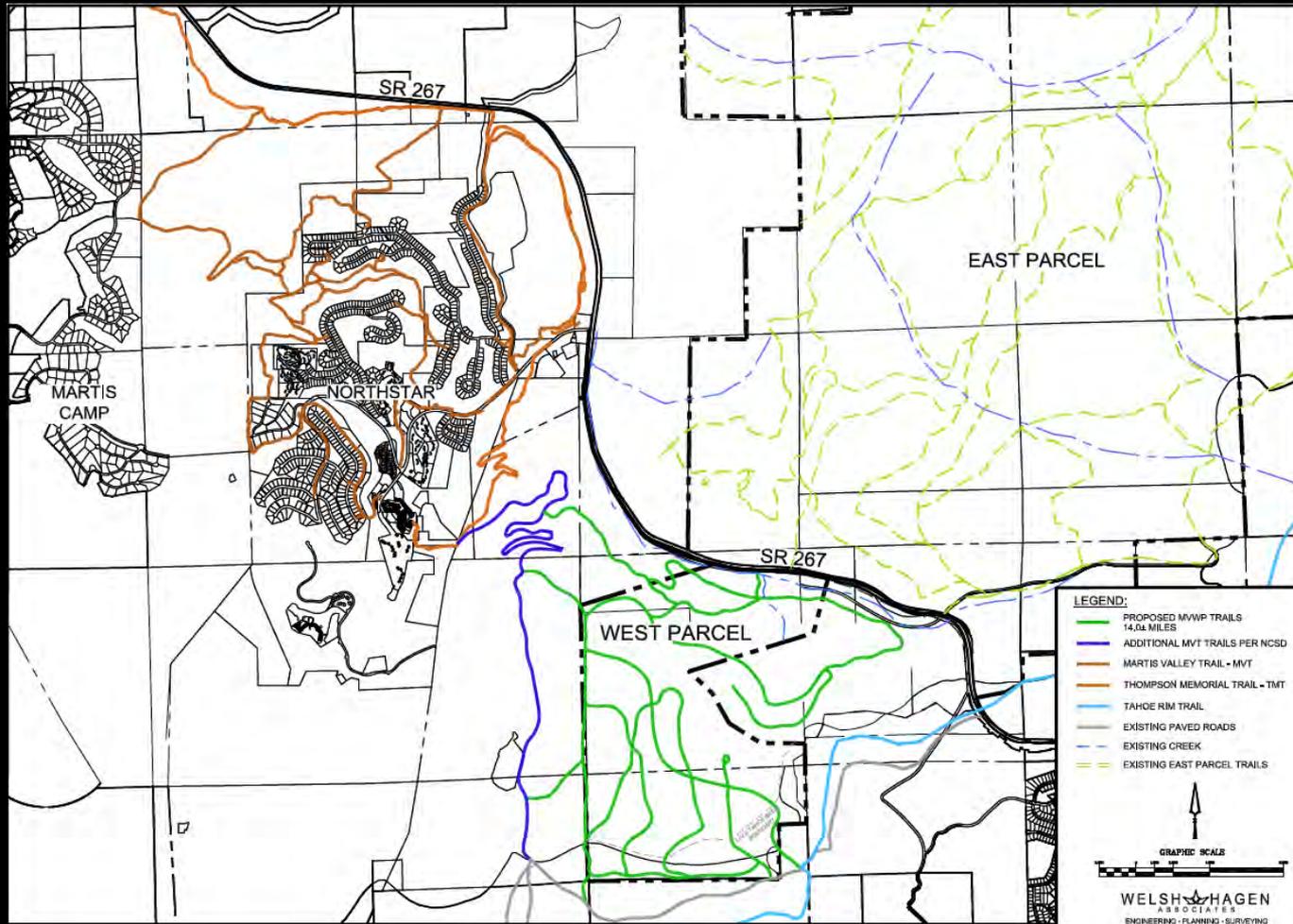
Key OS Features

- 6,788 Undeveloped Acres
 - East Parcel: 6,376 Acres in Easement or Trust
 - West Parcel:
 - 352-Acres zoned Forest
 - 65-Acre Utility Area zoned Forest
- Conservation Easement/Land Trust Ownership of East Parcel
- Extensive Trail System
 - Connections to existing trails
- Potential for trail-related improvements

Conservation Mosaic



Trail System



Other Recreational Amenities

- Passive parks/open space areas
- Event & yoga lawns
- Swimming pools
- Tennis Courts
- Fitness Center and/or
- Basketball or sports courts

7. Environmental Resources

- Goals
 - Preserve & enhance natural & cultural resources through conservation, enhancement & mitigation
 - Minimize exposure to naturally-occurring risks
 - Develop aesthetically pleasing community reflective of natural environment & views
 - Reduce reliance on non-renewable resources & GHG/AQ emissions
 - Strive to meet and/or exceed LEED standards

Natural Environment

- Biological Resources
 - Forest
 - Wetlands
 - Wildlife habitat
 - Rare plant habitat
- Scenic Resources
 - Natural setting
 - Views
- Cultural Resources
- Development located to avoid natural hazards
 - Avalanche hazards
 - Slopes
- Snow storage

Air Quality & GHG Measures

- Use orientation & design to minimize energy use
- Energy Star or equivalent windows, appliances, lighting & air conditioning systems
- No wood burning fire places in units
- Encourage new development to exceed Title 24 by 15%
- Provision of onsite retail & recreational amenities

8. Implementation

- Approval Processes
 - Initial Approvals
 - Subsequent Approvals
 - Administrative Processes
 - Timing of Infrastructure
 - Density Transfers
 - Conservation Easements
 - Financing Strategy

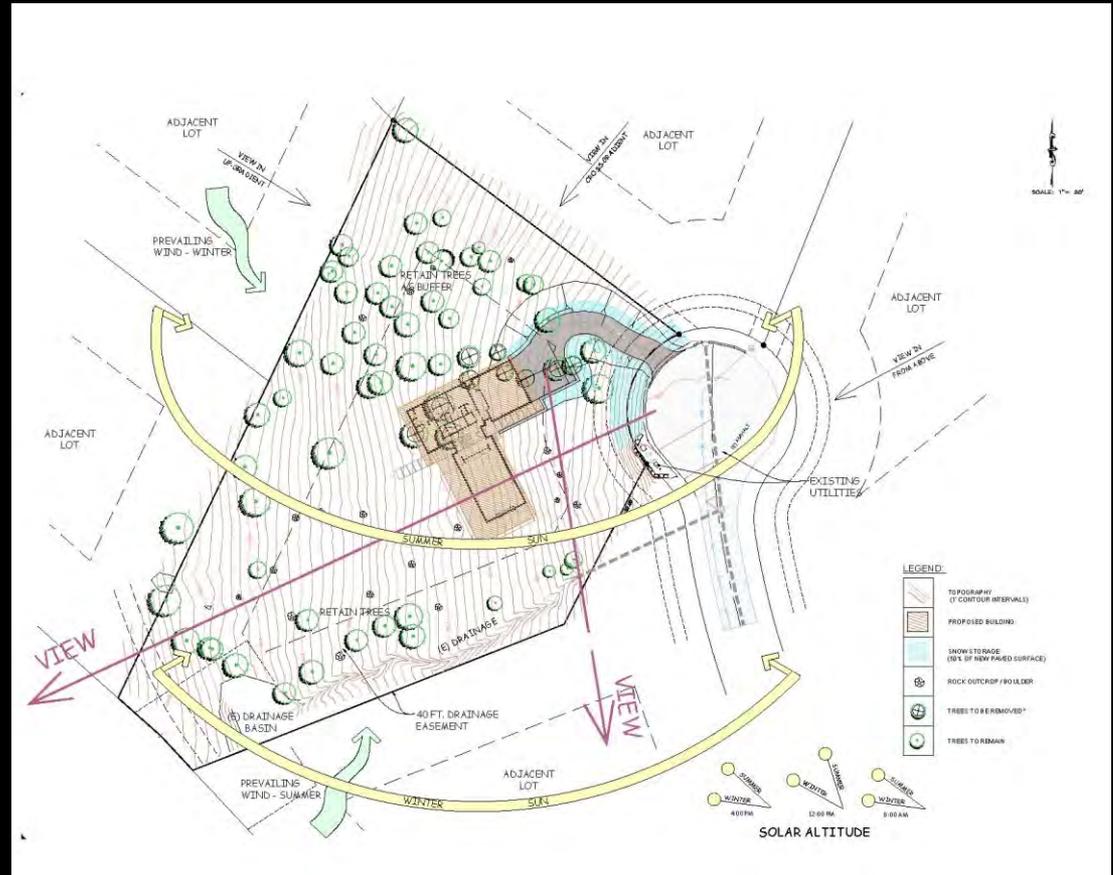
Appendix B:

Development Standards & Design Guidelines

- Appendix B applies to development outside of Basin
 - Separate DS & DG provided for Basin in Area Plan
- Development Standards: Specific Requirements for
 - Height
 - Slope
 - Floor Area Ration
 - Open space
 - Setbacks
 - Parking
 - Parcel size
 - Lot Coverage
 - Snow storage
 - Accessory & 2nd Units

Appendix B: Development Standards

- Relationship to natural setting



Development Standards Examples

- Slope
 - Restricted where $>25\%$
- Height
 - Single family 55'
 - Townhomes 60'
 - Condos 115'
 - Commercial 60'



Design Guidelines

- Provide direction for design of buildings
- Natural setting intended to remain the dominant image
- Goal to create appealing & interesting structures that compliment setting



Design Guideline Topics

- Retaining walls
- Paths
- Driveways
- Fencing & gates
- Lighting
- Drainage
- Loading/service areas



Architectural Guidelines

- Building form
- Mass & scale
- Roofs
- Pitch
- Materials
- Snow
- Dormers
- Walls
- Street face
- Chimneys
- Gutters
- Skylights
- Finishes
- Appurtenances
- Doors & windows
- Accessory structures & garages
- Colors
- Mechanical systems
- Energy efficiency measures
- Signs



Landscape Guidelines

- Landscape
 - Layout
 - Plant materials
 - Irrigation



Appendix D: Sustainability Index

<p>√ = Meets criteria</p> <p>• = Program does not have relevant criteria</p>	<p>Martis Valley Sustainability Program (March 20, 2014)</p>	<p>LEED-ND</p>	<p>CAL Green</p>	<p>Citation</p>
<p>Wetland and Water Body Protection</p>	<p>The project site contains only minimal potential wetlands. A wetland delineation will be prepared. Any jurisdictional wetlands will be avoided where feasible. If avoidance is not feasible, mitigation will be implemented through the federal permitting process.</p> <p>Where appropriate the use of cluster/compact development patterns to minimize the amount of road and other impervious surfaces. Protect water quality in wetlands through a combination of dry wells, swales, water quality filters, basins, and/or other natural techniques as close to the source as possible, usually either on-site or at the neighborhood level.</p>	<p>√</p>	<p>•</p>	<p>Policies ER-W1 through W5</p> <p>Policies LU-1.6 & PSU-8.9</p>
<p>Protection of Important Habitat</p>	<p>The project would place extensive acreage (over 6,700 acres) into conservation, ensuring that these areas are not developed in perpetuity. The 6,376-acre East Parcel is contiguous to other forest and open space acreage.</p> <p>LID and BMPs will be used in project design and infrastructure to protect water quality within and outside of the project site.</p> <p>Project landscaping shall use drought tolerant and/or native plant palette. Use plant species that can adapt to site conditions (dry summers) to reduce irrigation needs.</p> <p>Prohibit the use of invasive plant species through adoption of community-wide requirements in the Master HOA's CC&Rs.</p>	<p>√</p>	<p>•</p>	<p>Policy LU-2.2</p> <p>Policies PSU-8 & PSU-9</p> <p>Policy PSU-3</p> <p>Policy ER-PW4</p>
<p>Protection of Special Status Species Habitat</p>	<p>The East Parcel, which will be protected and in conservation, provides habitat for several Special Status species.</p> <p>Primary drainage corridors with open space buffers will be preserved for wildlife,</p>	<p>√</p>	<p>•</p>	<p>Policy LU-2.2</p> <p>Policy ER-</p>